



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Committee of Adjustment

Notice of Public Hearing

Take Notice that the Committee of Adjustment for the Township of Selwyn is holding a public hearing, to consider an application for a Minor Variance under Section 45 of the *Planning Act, R.S.O. 190, c.P13*, as amended.

Hearing Date: Tuesday, February 25, 2025
Hearing Time: 12:40 p.m.
Hearing Location: Electronic (virtual) Hearing – See below for details
or
Council Chambers (lower level), 1310 Centre Line, Selwyn

File No.: A-03-25
Applicant/Owner: Anthony Pereira
Agent: Molly Conlin
Property Location: 83 Lakeshore Boulevard – Ennismore Ward

The application seeks relief from the provisions of Zoning By-law No. 2009-021, as amended, to permit the re-development of the subject property with a new $\pm 208.5 \text{ m}^2$ ($\pm 2244.3 \text{ ft}^2$) single detached dwelling including an attached garage and covered front porch, a new $\pm 33.2 \text{ m}^2$ ($\pm 357.4 \text{ ft}^2$) covered deck and a $\pm 15.6 \text{ m}^2$ ($\pm 168 \text{ ft}^2$) open deck, as follows:

1. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ± 23.79 metres to a new dwelling.
2. With reference to Section 3.15 – Highwater Setback Provisions – to reduce the minimum highwater setback from 30 metres to ± 21.9 metres to an open deck.
3. With reference to Section 4.13.3(vii) – Lakeshore Residential (LR) Zone regulations – to decrease the interior side yard setback (southern lot line) for an attached garage with 2nd storey habitable space from 3 metres to 1.5 metres.

Options for Public Input to the Committee of Adjustment:

Written submissions - may be submitted prior to the granting of the minor variance(s) to the attention of Per Lundberg, Planner, Township of Selwyn:

- **Email** - No later than 11:00 a.m. on the date of the Public Hearing: planning@selwyntownship.ca
- **Drop Box (Municipal Office Adjacent to the Front Door)** - No Later than 11:00 a.m. on the date of the Public Hearing
- **Mail** (note - allow for sufficient delivery prior to the Public Hearing): Township of Selwyn, PO Box 270, Bridgenorth, ON K0L 1H0
- **Fax** - No Later than 11:00 a.m. on the date of the Public Hearing: 705-292-8964

How to Participate in the Public Hearing

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public hearing (no need to register as a delegation).</p> <p>There is limited space in the Council Chambers. For those that only wish to watch the meeting we encourage you to watch through our Livestreaming. Link to Livestreaming is noted below.</p>	<p>Any person wishing to make an oral submission may attend the public meeting virtually. Contact the Clerk by email at achittick@selwyntownship.ca no later than 4:00 p.m. on the day prior to the scheduled public hearing to be provided with the zoom link. When emailing indicate if you are:</p> <ul style="list-style-type: none"> - in favour of - opposed to - have questions <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<p>Livestreaming (Watch the meeting via livestreaming on You Tube)</p>	
<p>https://www.youtube.com/user/SelwynTownship</p>	

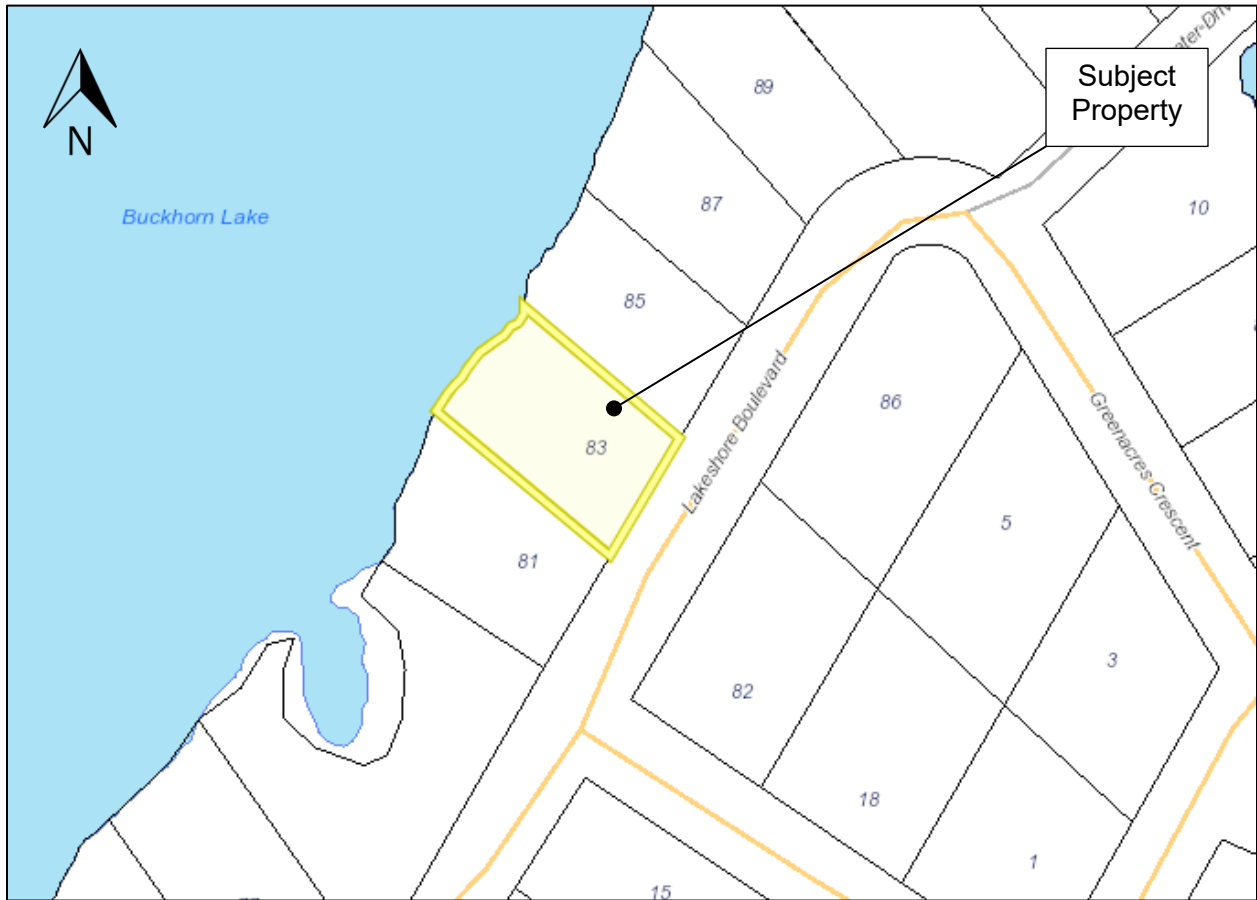
Additional information: relating to the proposed amendment is available on the Township Website www.selwyntownship.ca/MinorVarianceApplications (refer to **A-03-25**) or by contacting Per Lundberg at 705-292-9507 ext. 220, or planning@selwyntownship.ca. A copy of the report and other relevant information will be posted on the Township's website the week of the Public Hearing.

If a specified person or public body does not make oral submissions at the public hearing or make written submissions to the Committee of Adjustment of the Township of Selwyn before the variance is granted, the specified person or public body may not be entitled to appeal the decision of the Committee of Adjustment of the Township of Selwyn to the Ontario Land Tribunal.

Notification of Decision: If you wish to be notified of the decision of the Committee of Adjustment of the Township of Selwyn on the proposed minor variance(s), you must make written request to the Secretary-Treasurer of the Committee of Adjustment of the Township of Selwyn by mail, fax, email or drop box (see details under written submissions).

Other Applications The subject lands are not subject to any other applications under the *Planning Act*.

Key Map



Per Lundberg, Secretary-Treasurer, Committee of Adjustment

Dated at the Township of Selwyn, Friday, February 14, 2025.

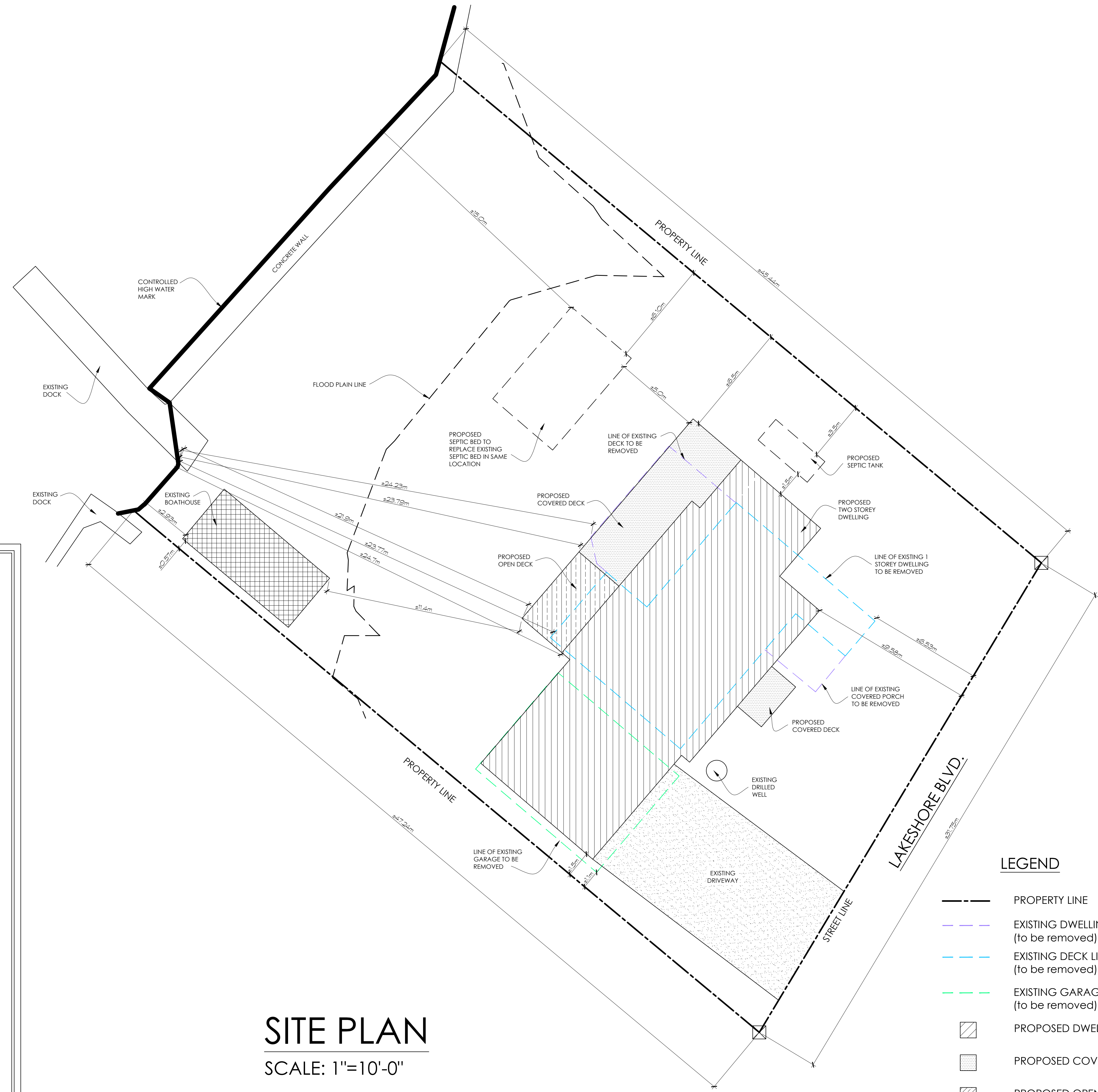
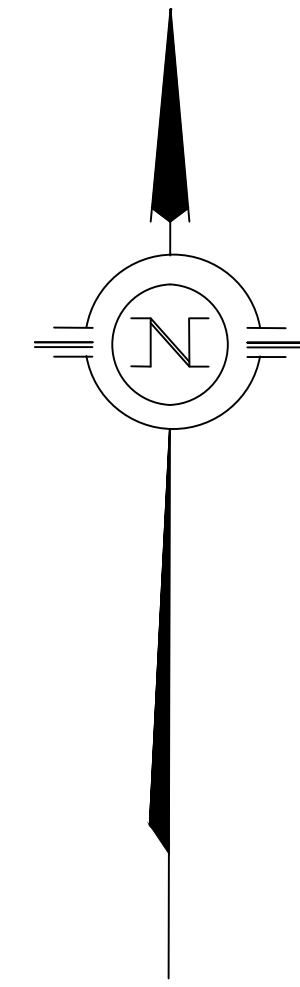
ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS. ALL DISCREPANCIES ARE TO BE REPORTED TO DESIGNER.

DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.



LOT COVERAGE:

LOT AREA	= 16033.8 ft ² (1489.6 m ²)
EXISTING DWELLING (to be removed) SQUARE FOOTAGE	= 1225.1 ft ² (113.8m ²) = 7.6%
EXISTING DECK (to be removed) SQUARE FOOTAGE	= 539.0 ft ² (50.1 m ²) = 3.4%
EXISTING GARAGE (to be removed) SQUARE FOOTAGE	= 730.1 ft ² (67.8 m ²) = 4.6%
EXISTING BOATHOUSE (to REMAIN) SQUARE FOOTAGE	= 321.8 ft ² (29.9 m ²) = 2.0%
PROPOSED DWELLING SQUARE FOOTAGE	= 2184.0 ft ² (202.9 m ²) = 13.6%
PROPOSED COVERED DECK SQUARE FOOTAGE	= 357.3 ft ² (33.2 m ²) = 2.2%
PROPOSED OPEN DECK SQUARE FOOTAGE	= 226.7 ft ² (21.1 m ²) = 1.4%
TOTAL EXISTING LOT COVERAGE:	= 2494.2 ft ² (231.7m ²) = 17.6 %
TOTAL PROPOSED LOT COVERAGE:	= 2768.0 ft ² (257.2m ²) = 19.3 %

SITE PLAN
SCALE: 1"=10'-0"

LEGEND

- PROPERTY LINE
- - - EXISTING DWELLING LINE (to be removed)
- - - EXISTING DECK LINE (to be removed)
- - - EXISTING GARAGE LINE (to be removed)
- ▨ PROPOSED DWELLING
- ▩ PROPOSED COVERED PORCH
- ▨ PROPOSED OPEN DECK
- ▩ EXISTING BOATHOUSE TO REMAIN

Drawings For:
PEREIRA
83 LAKESHORE BLVD.
SELWYN, ON

Notes / Revisions:

Project:
NEW COTTAGE

Title:
SITE PLAN



FIRM BCIN#: 109402
319 County Rd. 8
Douro, ON K0L 2H0
705-313-5510

SIGNATURE:

Designed By:
M. CONLIN

Date:
JANUARY, 2025

Page:
S1

Scale:
1/4" = 1'-0"